



The City of  
**WORCESTER**

# The Community Preservation Act: Information Session and Public Priority Forum





# Goals of the Evening



## Goal 1:

**SHARE** information on  
CPA and eligibility

## Goal 2:

**LEARN** your preferences  
and priorities for funding



# Overview

## Creating Criteria from Priorities

**Priorities  
of the community**

**Goals  
of the CPP**

**Criteria  
for project evaluation**





# Overview of the Presentation

## Part 1: Introduction to the Community Preservation Act (CPA)

- What is CPA?
- The Community Preservation Committee
- Overview of the Funding Categories and Eligible Projects
- **Exercise 1: Community Priority Categories**

## Part 2: Historic Resource Priorities

- Overview of Priority Themes
- **Exercise 2: Community Historic Resource Priorities**

## Part 3: Open Space and Recreation Priorities

- Overview of Priority Themes
- **Exercise 3: Community Open Space and Recreation Priorities**

## Part 4: Community Housing Priorities

- Overview of Priority Themes
- **Exercise 4: Community Housing Priorities**



# What is the Community Preservation Act?

## Overview

- ***Enabling Statute: Mass General Laws, Chapter 44B – “Community Preservation Act”.***
- **Under the Community Preservation Act (CPA), any city or town may establish a special Community Preservation Fund that may be appropriated and spent for Historic Resources, Community Housing, or Open Space and Outdoor Recreation.**
- **On November 8, 2022, the voters of the City of Worcester approved the adoption of Question 5.**
- **The vote included the CPA surcharge of 1.5% on the annual property tax beginning in FY24.**

### Exemptions:

- **\$100,000 of the value of each taxable parcel of residential, commercial or industrial property;**
- **Property owned and occupied as a domicile by any person who qualifies for low-income housing or low- to moderate-income senior housing.**





# How much is the Surcharge?

## Overview

Property Type	Average Value	Annual CPA Surcharge
Single Family – Residential	\$371,094	\$56
Condominium – Residential	\$245,975	\$30
Three-Family – Residential	\$524,309	\$88
Apartment- Residential	\$1,246,431	\$236
Commercial	\$1,200,621	\$496

- CPA surcharge is split between the final two quarterly bills issued in December of 2023 and March of 2024.
- There will be a separate bill for CPA. Starting July 2026, the surcharge will be incorporated onto quarterly tax bills.



# The Community Preservation Fund

## Overview

The Fund is a separate account made up of three revenue streams:

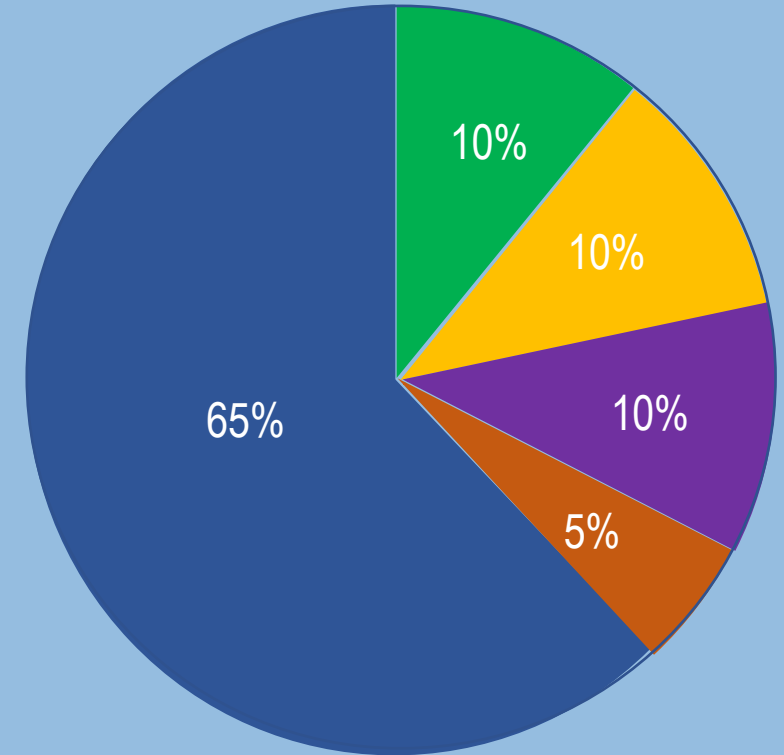
- 1.5% local surcharge on property tax
- An annual state match
- Interest accrued on the Fund Balance

Revenue in FY24: \$3.6M

Estimated Revenue in FY25: \$4.7M

### Restrictions- Capital Projects

- Minimum of 10% budgeted to **Outdoor Recreation & Open Space**
- Minimum of 10% budgeted to **Historic Conservation**
- Minimum of 10% budgeted to **Community Housing**
- Maximum of 5% budgeted to an **Optional Administrative Fund**



*The Act does not restrict who can apply for these funds*





# The Community Preservation Committee

## Overview



**April 11, 2023: City Council adopts an *Ordinance Establishing the Community Preservation Committee (CPC)***

### Role of the CPC:

- Prepare and annually revise the Community Preservation Plan
- Prepare CPA Application Guidelines
- Recommend CPA Budget and Projects to City Council

### Role of the Community Preservation Manager

- Manage the Community Preservation Program (CPP)
- Liaise for and support the activities of the CPC
- Provide technical assistance to the CPC and CPA Fund applicants
- Track CPA funding and ensure compliance

### Membership:

- 4 at-large members
- 1 member of the ConComm
- 1 member of the Historical Commission
- 1 member of the Planning Board
- 1 member of the Parks and Rec Commission
- 1 member of the Worcester Housing Authority board

**Staggered terms**





# Eligible Projects

## Historic Resources

**Historic Resources:** A building, structure, vessel, real property, document, or artifact that

**(1) is listed on the Massachusetts State Register of Historic Places**

**OR**

**(2) has been determined by the local Historical Commission that the historic resource is locally significant**

### Types of Projects

- **Acquisition of Historic Resources**
- **Preservation of Historic Resources (public and private)**
- **Rehabilitation and Restoration of Historic Resources**



# Eligible Projects

## Historic Resources



### Examples

#### Acquisition

- **Example:** Acquisition of a historic stable by Boston to serve as an educational site about colonialism (\$650K in 2023)
- **Example:** Acquisition of a house of Abraham Lincoln's great, great, great, grandfather in Scituate (\$500K in 2022)

#### Preservation

- **Example:** Preservation of the Declaration of Independence in Milford, by restoring its storage vault (\$80K in 2009)
- **Example:** Preservation of town records through digitization in Abington (\$47K in 2022)

#### Rehabilitation and Restoration

- **Example:** Rehabilitation of a historic burial ground in Marshfield through gravestone restoration (\$91K in 2019)
- **Example:** Restoration of exteriors of historic homes in Springfield through a Grant Program (\$30,000/each in 2021)





# Eligible Projects

## Open Space and Recreation



**Open Space:** Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve, and land for recreational use.

**Outdoor Recreation:** Active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, as well as the use of land as a park, playground, or athletic field.

**Exceptions include:**

- (1) The purchase or construction of artificial turf
- (2) Indoor structures or stadiums
- (3) Sidewalk construction in the right-of-way (ROW)
- (4) Dog or horse racing facilities



# Eligible Projects

## Open Space and Recreation



### Types of Projects

- **Acquisition** of land for use as open space or for outdoor recreation
- **Creation** of open space or outdoor recreation opportunities
- **Preservation** of open space and recreation facilities
- **Rehabilitation** of recreational facilities and open space land initially purchased with CPA funds





# Eligible Projects

## Open Space and Recreation

### Examples

#### Acquisition

- *Example:* Acquisition of beach area to extend Great Hallow Beach in Truro (\$192K in 2018)
- *Example:* Acquisition of 61 acres as open space with hiking trails in Dartmouth (\$188K in 2013)

#### Creation

- *Example:* Construction of pickleball courts on municipal land in Southamptton (\$115K in 2020)
- *Example:* Construction of trails on an existing parcel in Sturbridge (\$8K in 2021)

#### Preservation

- *Example:* Removal of invasive species at Fitzgerald Lake in Northampton (\$7K in 2019)
- *Example:* Purchase of an Agricultural Restriction on 12 acres of land in Deerfield (\$11K in 2022)

#### Rehabilitation

- *Example:* Rehabilitation of the local skate *park* in Tewksbury (\$157K in 2022)
- *Example:* Design fees for the rehabilitation of a public pool in Weston (\$250K in 2023)



# Eligible Projects

## Community Housing

**Community Housing:** Low- and moderate-income housing for individuals and families, including low- or moderate-income senior housing.

- **Low-income:** 80% of areawide median income
- **Moderate-income:** 100% of areawide median income
- **Senior:** persons having reached the age of 60 or over

### Types of Projects

- **Acquisition** of land or buildings for use for Community Housing
- **Creation** of Community Housing
- **Preservation** of Community Housing
- **Support** of Community Housing predevelopment activities
- **Rehabilitation/restoration** of Community Housing that was initially purchased with CPA funds





# Eligible Projects

## Community Housing

### Examples

#### Acquisition

- *Example:* The purchase of a building to turn into community housing in Cambridge (\$7.9M in 2022)
- *Example:* A down payment assistance program in Dartmouth (\$15K in 2016)

#### Creation

- *Example:* Construction of a deed restricted affordable duplex with Habitat for Humanity in Amherst (\$90K in 2016)
- *Example:* Transfer of funds to Municipal Affordable Housing Trusts

#### Preservation

- *Example:* Replacement of windows at a Housing Authority complex in Arlington (\$600K in 2022)
- *Example:* Replacement of external entry doors in nine Housing Authority buildings in Arlington (\$250K in 2021)

#### Support

- *Example:* Engineering fees for the new community housing in Great Barrington (\$350K in 2022)
- *Example:* Preliminary design work to obtain zoning relief for community housing in Needham (\$1.4M in 2022)



# Eligible Projects

## The Matrix

	Open Space	Recreation	Historic	Housing
Acquire	YES	YES	YES	YES
Create	YES	YES	NO	YES
Preserve	YES	YES	YES	YES
Support	NO	NO	NO	YES
Rehabilitate/ Restore	NO*	YES	YES	NO*

**\*Unless acquired with CPA funds**





Questions?



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# What do you think?

## Exercise 1: Community Priority Categories



Indicate alignment with  
Themes



Share comments and  
additional Priorities





# What do you think?

## Exercise 1: Community Priority Categories

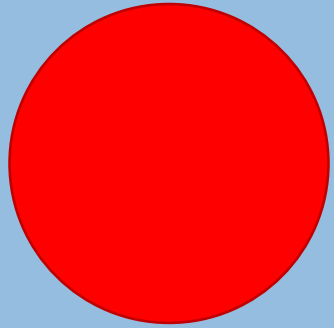
Which funding categories are most important to you and why?

Considering all three funding categories, add stickers to the board to represent how important it is to you to support projects in each using CPA funds.

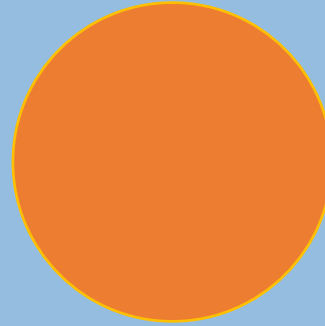


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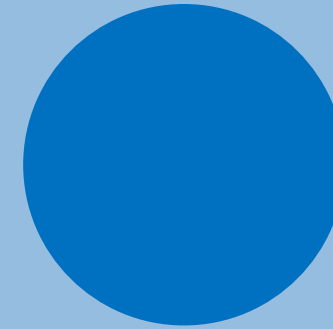
## Exercise 1: Community Priority Categories



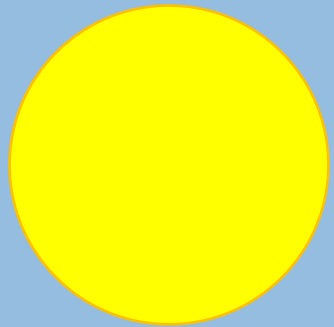
**RED:** Not important at all when compared to other funding categories



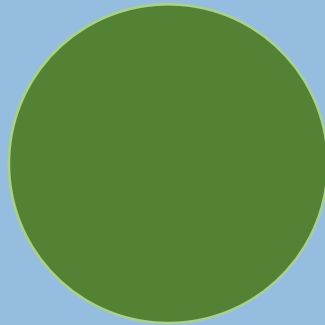
**ORANGE:** Equally important compared to other funding categories



**BLUE:** The most important funding category



**YELLOW:** Somewhat less important when compared to other funding categories



**GREEN:** Somewhat more important compared to other funding categories





# Funding Category Priorities

## Priority Theme Process



**Review  
of existing plans**

**Interviews  
with community  
groups**

**Feedback  
from the public**



# Part 2: Historic Resource Priorities

## Priority Themes

### Review of existing plans

- The Worcester Now | Next Plan
- Becoming Worcester
- Design Review Guidelines
- The Worcester Historic Preservation Study
- The Worcester Demolition Delay Ordinance

### Interviews with community groups

- Crown Hill Neighborhood Coalition
- Green Island Community Group
- Preservation Worcester
- The Worcester Historical Museum
- Worcester Black History Project
- The American Antiquarian Society
- City of Worcester Clerk's Office
- City of Worcester Water Operations Division
- Worcester Historical Commission & Staff





# Part 2: Historic Resource Priorities

## Priority Themes



### Theme 1: **Preserving underrepresented stories**

Worcester is a community of many diverse populations, but not all of them are equally represented in historic preservation efforts to date. Some believe that Historic Resource projects and programs that document, preserve, and celebrate underrepresented histories should be prioritized.



# Part 2: Historic Resource Priorities

## Priority Themes



### Theme 2:

## Supporting non-income generating historic properties facing economic hardship

The cost of maintaining and repairing the exteriors of privately owned buildings to historic standards are elevated compared to alternatives. Some believe that programs and projects to support historic property owners for whom it would be an economic hardship to repair or maintain their property to historic standards should be prioritized.

- **Theme 2a: Owner-occupied homes**
- **Theme 2b: Churches**





# Part 2: Historic Resource Priorities

## Priority Themes



### Theme 3:

## Digitizing and archiving historic records

There are local records of import stored all over the city, including those official city documents that are being stored in paper form in City Hall. Some believe that projects and programs to preserve and make accessible these archives, through digitization and creating public databases, should be prioritized.



# Part 2: Historic Resource Priorities

## Priority Themes



### Theme 4:

## Protecting historic buildings in danger of demolition

Some historic properties go into disrepair to a point of needing to be demolished and are then lost forever. Some believe that projects that support the acquisition of a property with the intention to restore it to historic standards should be prioritized.





# Part 2: Historic Resource Priorities

## Priority Themes



### Theme 5:

## **Advancing the city's sustainability goals, and/or promoting adaptive reuse and deconstruction**

Older buildings tend to be less insulated and use more energy to heat and cool them. With that said, the “greenest” option is to preserve and rehabilitate a historic building, rather than demolish it and use all new materials to build another building. Adaptive reuse, or the repurposing of historic facades into new construction, preserves history in a greener way. Some believe that projects that advance the city’s sustainability goals and promote adaptive reuse should be prioritized.



# Part 2: Historic Resource Priorities

## Priority Themes



### Theme 6:

## **Prioritizing Historic Resources projects or programs that qualify for other CPA funding categories**

Some believe that projects and programs that qualify for multiple CPA funding categories should be given preference.



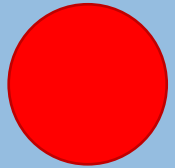


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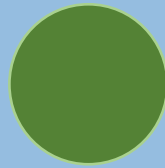
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Which themes should be priorities for funding?

Which do you agree should be priorities for CPA funding? Add your stickers in accordance with how important you think each theme is



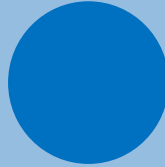
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**GREEN:** This is a high priority



**YELLOW:** This is somewhat a priority



**BLUE:** This is a high priority



# What do you think?



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## Exercise 2: Historic Resource Priorities



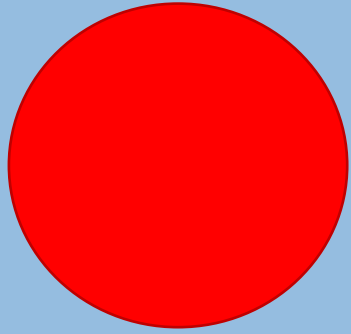
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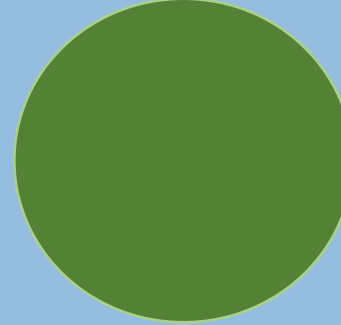


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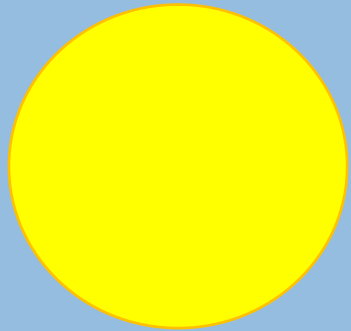
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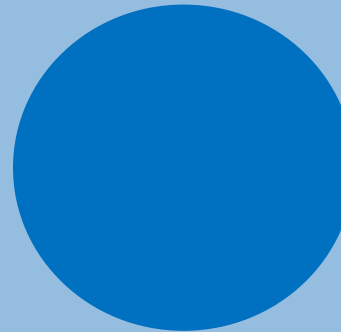
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# Part 3: Open Space and Recreation Priorities

## Priority Themes

### Review of existing plans

- The Worcester Now | Next Plan
- The Open Space and Recreation Plan
- Public Park Master Plans (Various)
- The Green Worcester Plan
- The Mobility Action Plan (Draft)
- Lakes and Ponds Water Quality Reports

### Interviews with community groups

- The Greater Worcester Land Trust
- Mass Audubon
- Park Spirit
- Worcester Garden Club
- Regatta Point Community Sailing
- The Regional Environmental Council
- Tatnuck Brook Watershed Association
- Lake Quinsigamond Watershed Association and Commission
- The Green Hill Park Coalition
- Friends of Newton Hill
- Regatta Point Sailing
- WalkBike Worcester
- The Worcester Native Plant Initiative
- Parks, Recreation, and Cemetery Division
- Conservation Commission & Staff
- Dept of Sustainability and Resilience
- Water Operations Division
- Department of Transportation and Mobility





# Part 3: Open Space and Recreation Priorities

## Priority Themes



### Theme 1:

## Expanding green networks and/or creating wildlife corridors

The per-acre environmental services that Open Space delivers, specifically in terms of climate resiliency and habitat services, increase as a parcel gets bigger. Some believe that Open Space projects that abut and therefore expand existing protected Open Space should be prioritized.



# Part 3: Open Space and Recreation Priorities

## Priority Themes



### Theme 2:

## Protecting drinking water resources

Undeveloped forested lands around drinking water supplies provide natural filtration that is more cost-effective than removing pollutants at a water filtration plant. The City of Worcester has award-winning drinking water in large part because of watershed protection efforts around source waters, and some believe that Open Space protection and acquisition projects of land around source waters should be prioritized.





# Part 3: Open Space and Recreation Priorities

## Priority Themes



### Theme 3:

## Creating and enhancing equitable access to Open Space, especially water

Worcester has more public green and blue spaces compared to other cities of its size, but these spaces are underutilized due to lack of awareness and of accessible amenities. Some believe that projects and programs to make Open Space more accessible should be prioritized.



# Part 3: Open Space and Recreation Priorities

## Priority Themes



### Theme 4:

## Advancing projects that are specified in Park Master Plans

Park Master Plans are created with a rigorous community input process and have been approved by the Parks Department. Some believe that projects that advance Park Master Plans should be prioritized.





# Part 3: Open Space and Recreation Priorities

## Priority Themes



### Theme 5:

## Expanding access to fresh, locally grown foods

There are areas in Worcester that are food insecure, or lack access to fresh, healthy produce. This leads to decreased health outcomes for residents in these areas. Formal community gardens and farmers markets are some ways to increase access to healthy food in an equitable way. Gardens also build community and are a classroom for science and life skills. Some believe that projects and programs that increase access to fresh, locally grown food should be prioritized.



# Part 3: Open Space and Recreation Priorities

## Priority Themes



### Theme 6:

## Supporting native species and growing the urban forest

Flood reduction, carbon sequestration, lower air temperature, neighborhood beautification, and increased biodiversity are just a few ecosystem services that urban trees and native species provide. Invasive species threaten to displace trees and other native organisms and overtake our Open Spaces. Some believe that projects that support and grow Worcester's native plant and tree species should be prioritized.





# Part 3: Open Space and Recreation Priorities

## Priority Themes



### Theme 7:

## Achieving the city's sustainability and climate resilience goals

The city is expected to continue to feel increased effects of climate change, including more extreme storms, flooding, and heat. Some believe that Open Space and Recreation projects that increase climate resiliency or make the city more sustainable should be prioritized.



# Part 3: Open Space and Recreation Priorities

## Priority Themes



### Theme 8:

## Supporting the work of dedicated park and open space community groups

Many city-owned parks and lake areas are advocated for and maintained in part by community organizations or “Friends of” groups. In part, they represent the community’s opinion on what investments should be made into the properties, and generally have high-impact, low-cost projects. Some believe that projects submitted by dedicated park and Open Space community groups should be prioritized.





# Part 3: Open Space and Recreation Priorities

## Priority Themes



### Theme 9: Investing in sustainable trails

Worcester has tens of miles of hiking trails. Many are not maintained by the city, but by small and volunteer-run organizations using their own funds. Prolonged use and increased erosion because of climate change have caused the trails to need significant upgrades, preferably with higher quality materials that will last longer. Some believe that trail projects that use sustainable materials should be prioritized.



# Part 3: Open Space and Recreation Priorities

## Priority Themes



### Theme 10:

## Creating and enhancing alternative mobility options

Worcester is a car-centric city, and has insufficient infrastructure for other forms of mobility, such as by walking, cycling, or other micromobility transit options. Some believe that projects that increase walking, cycling, and other micro-mobility options through and between existing parks should be prioritized.





# Part 3: Open Space and Recreation Priorities

## Priority Themes



### Theme 11:

## Creating and improving access to parks and nature in Environmental Justice (EJ) communities

EJ communities face a greater risk of environmental hazards due to a combination of factors. Parks and nature play a crucial role in enhancing the well-being and quality of life in EJ communities including improved public health outcomes, increased social cohesion, climate resiliency, recreational benefits, and reduction of community violence. Some believe that projects that take place in EJ communities with local buy-in should be given priority.



# Part 3: Open Space and Recreation Priorities

## Priority Themes



### Theme 12:

**Prioritizing Open Space and Recreation projects or programs that qualify for other CPA funding categories**

Some believe that projects and programs that qualify for multiple CPA funding categories should be given preference.



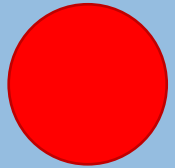


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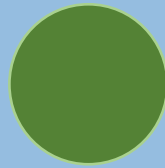
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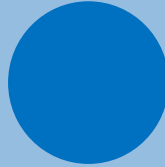
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# What do you think?



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## Exercise 3: Open Space and Recreation Priorities



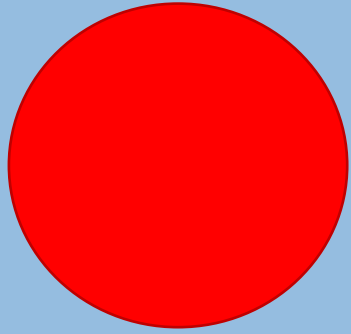
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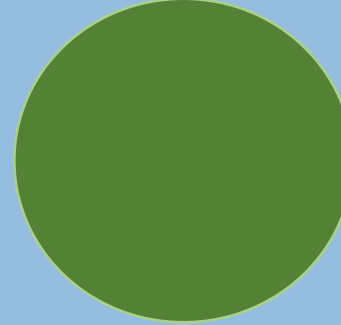


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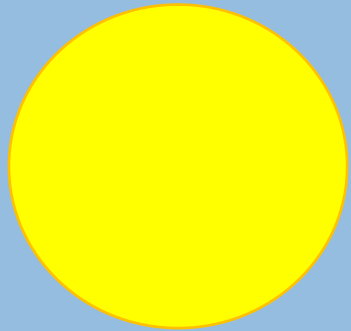
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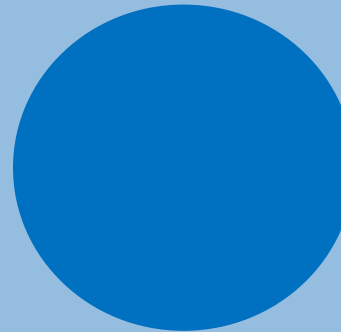
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# Part 4: Community Housing Priorities

## Priority Themes



### Review of existing plans

- The Worcester Now | Next Plan
- Analysis of Impediments to Fair Housing Choice
- Housing Production Plan Public Meeting
- Worcester's Housing Strategy
- Worcester Inclusionary Zoning Ordinance

### Interviews with community groups

- Worcester Housing Authority
- Worcester Community Housing Resources
- Worcester Together Community Housing Coalition
- Worcester Community Connection Coalition
- Worcester Common Ground
- Habitat for Humanity Metro West /
- Greater Worcester
- The Main South Community Development Corporation
- Abby's House
- Worcester Affordable Housing Trust Fund Trustees & Staff
- Worcester Housing Development Division





# Part 4: Community Housing Priorities

## Priority Themes



### Theme 1: Increasing rates of homeownership

Homeownership benefits include increased personal financial security, the ability to build equity, as well as neighborhood stabilization and strengthened communities. Rising rents mean that the city's renters are being increasingly priced out of a path to homeownership and deed-restricted homeownership units make up less than half a percent of the owner-occupied and for-sale housing in Worcester. Some believe that projects and programs to increase rates of homeownership should be prioritized.



# Part 4: Community Housing Priorities

## Priority Themes



### Theme 2:

## Supporting more rental assistance programs

Rental assistance programs help eligible tenants to cover either first and last month's rent or supplement their rent payments in the case of unforeseen circumstances that may lead to non-payment. Rental assistance programs can be more cost effective than supporting individuals and families who become unhoused, and lead to better health and social outcomes. Some believe that rental assistance programs should be prioritized among CPA proposed Community Housing programs.





# Part 4: Community Housing Priorities

## Priority Themes



### Theme 3:

## Providing housing for the unhoused population

The unhoused population is one of the most vulnerable populations in the city. Shelter space is limited, and permanent housing can take a long time to secure. Some believe that projects and programs that provide housing to the unhoused population should be prioritized.



# Part 4: Community Housing Priorities

## Priority Themes



### Theme 4:

## Creating more accessible housing

Between individuals with disabilities and senior populations, there is an increasing demand for accessible and age-in-place units, leading to a shortage. Some believe that eligible projects and programs that increase housing accessibility should be prioritized.





# Part 4: Community Housing Priorities

## Priority Themes



### Theme 5:

## Supporting higher environmental standards and achieving the city's sustainability and resilience goals

Buildings are one of the major contributors to climate change through their energy use. Asphalt and roofs exacerbate flooding and heat island effects in neighborhoods. There are certifications and best practices for building and landscape design that reduce emissions and help alleviate flooding and heat island effects. Some believe that projects and programs that will help to achieve the city's climate and resilience goals should be prioritized.



# Part 4: Community Housing Priorities

## Priority Themes



### Theme 6:

Supporting deeper housing affordability (i.e., serving households earning below the identified AMI thresholds).

FY 24 Income Limits Worcester MA HUD Metro Area								
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>30% AMI</b>	\$ 27,050	\$ 30,900	\$ 34,750	\$ 38,600	\$ 41,700	\$ 44,800	\$ 47,900	\$ 52,720
<b>60% AMI</b>	\$ 49,140	\$ 56,160	\$ 63,180	\$ 70,200	\$ 75,840	\$ 81,480	\$ 87,060	\$ 92,700
<b>80% AMI</b>	\$ 68,500	\$ 78,250	\$ 88,050	\$ 97,800	\$ 105,650	\$ 113,450	\$ 121,300	\$ 129,100
<b>100% AMI</b>	\$ 82,150	\$ 93,850	\$ 105,600	\$ 117,300	\$ 126,700	\$ 136,100	\$ 145,500	\$ 154,850





# Part 4: Community Housing Priorities

## Priority Themes



### Theme 6 continued:

**Supporting deeper housing affordability (i.e., serving households earning below the identified AMI thresholds).**

**Theme 6a: Prioritizing projects and programs that serve households up to 60% AMI.** These residents are likely working part- or full-time but struggling to find housing with a rent or mortgage they can afford or are one emergency away from missing their rent payment. While more challenging than market-rate financing, developing 60% AMI housing is considered more financially feasible to develop than 30%.

**Theme 6b: Providing housing opportunities to households up to 30% AMI.** Residents in this income band are some of the city's most vulnerable population. Creating housing at 30% AMI and below requires very large subsidies, and commitment to ongoing services, and there is a larger shortage of these units in Worcester compared to any other AMI category.



# Part 4: Community Housing Priorities

## Priority Themes



### Theme 7:

## Supporting Community Housing development projects that have certain qualities

**Theme 7a: Increasing the number of residents served.** Bigger projects with more units of housing serve more individuals and families. These developers are generally experienced, build quickly, and require less oversight by the city administration. While more expensive, they tend to also have more access to other funding sources.

**Theme 7b: Providing opportunities to “emerging developers”.** “Emerging developers” refers to developers that have not had more than three affordable housing developments. These projects tend to be smaller and take longer to complete. There may be an increased personal investment into the property and wellbeing of the tenants.

**Theme 7c: Advancing “shovel ready” projects.** These projects generally have the greatest possibility of being constructed and on the fastest timeline. They have had significant initial investment from elsewhere.





# Part 4: Community Housing Priorities

## Priority Themes



### Theme 7 continued:

## Supporting Community Housing development projects that have certain qualities

**Theme 7d: Increasing “infill” development.** “Infill development” refers to housing constructed on vacant or underutilized land in within an existing developed area, including the construction of additional units on existing residential or commercial lots, such as Accessory Dwelling Units (ADUs). “Adaptive reuse” refers to the process of reusing an existing building for a purpose other than which it was originally built or designed for.

**Theme 7e: Supporting developers who have demonstrated they will keep units affordable after deed restrictions expire.** Deed restrictions are often for a term of 30 years, after which the owner is allowed to charge market-rate for sales and rentals, and some do.

**Theme 7f: Creating open space and recreational facilities for children and families.** Some believe that Community Housing projects that respect the natural environment or provide recreational facilities should be prioritized.



# Part 4: Community Housing Priorities

## Priority Themes



### Theme 8:

## Prioritizing programs and projects that serve specific populations

**Theme 8a: Seniors.** Worcester's population is aging, and there is a lack of affordable, accessible, and age-in place units available to meet their changing needs.

**Theme 8b: People with disabilities.** While there are some requirements for new developments to include a certain number of accessible units, this number is far below the need.

**Theme 8c: Young parents.** Young parents are generally early in their careers and may have more limited economic resources, as well as more housing space needs.

**Theme 8d: Families.** Families have more individuals and require more space. Currently, there are fewer three- and four-bedroom affordable units compared with demand than for other family sizes.

**Theme 8e: Youth.** Youth who experience housing insecurity or homelessness are more likely to have insecure housing later in life.





# Part 4: Community Housing Priorities

## Priority Themes



### Theme 8 continued:

## Prioritizing programs and projects that serve specific populations

**Theme 8f: Immigrants, especially refugees.** Immigrant populations may have a more difficult time finding housing due to language and cultural barriers. They may also be more likely to have a lower income.

**Theme 8g: Long time residents of redlined neighborhoods.** Systematic racism and redlining practices have had negative economic consequences on certain populations to this day. Worcester's redlined areas have fewer homeownership opportunities.

**Theme 8h: Unhoused couples.** Most shelters for individuals are not big enough to accommodate domestic partners.

**Theme 8i: Single women.** Single women face unique challenges and may benefit from having specific services or programs.

**Theme 8j: Persons struggling with addiction.** People dealing with drug addiction are a particularly vulnerable population that require additional services that make housing more difficult to find.



# Part 4: Community Housing Priorities

## Priority Themes



### Theme 9:

## Supporting local landlords of non-deed restricted properties

**Theme 9a: Incentivizing landlords to maintain naturally occurring affordable housing.** 33% of all rental units in Worcester are “naturally occurring affordable housing”, non-deed restricted housing that is below market rate. As demand increases, programs can incentivize these landlords to place deed restrictions on their units in exchange for some benefit to them.

**Theme 9b: Supporting landlords that rent to the homeless population.** While there are some programs that support landlords that choose to rent to individuals and families that are experiencing homelessness, more incentives may help create more options for folks that do not have access to housing.





# Part 4: Community Housing Priorities

## Priority Themes



### Theme 10:

**Prioritizing Community Housing projects or programs that qualify for other CPA funding categories**

Some believe that projects and programs that qualify for multiple CPA funding categories should be given preference.

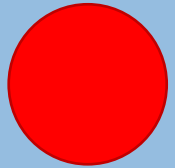


# What do you think?

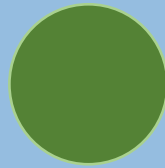
## Exercise 4: Community Housing Priorities

Which themes should be priorities for funding?

Which do you agree should be priorities for CPA funding? Add your stickers in accordance with how important you think each theme is



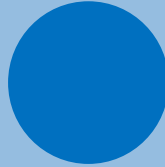
**RED:** I do not agree that this is a priority



**GREEN:** This is a high priority



**YELLOW:** This is somewhat a priority



**BLUE:** This is the most important priority





# What do you think?



The City of  
**WORCESTER**

## Exercise 4: Community Housing Priorities

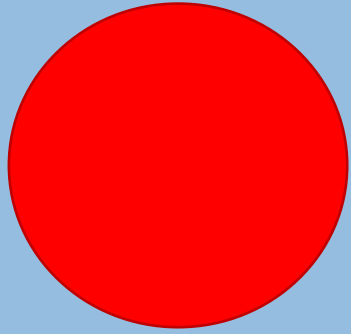


**Priority Theme Assessment Report**

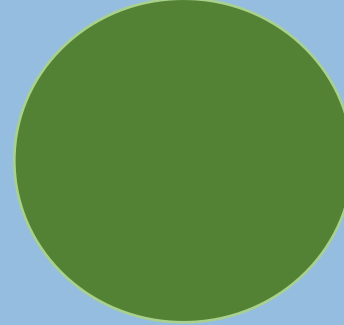


# What do you think?

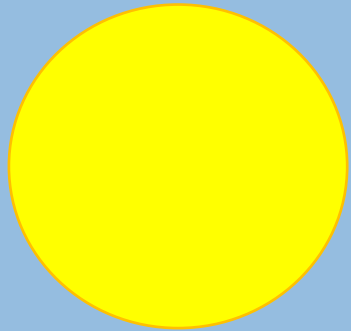
## Exercise 4: Community Housing Priorities



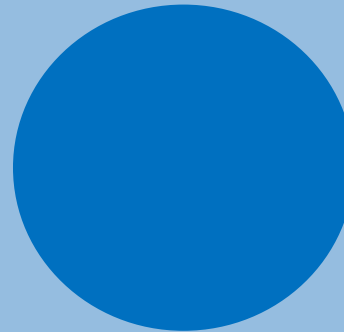
**RED:** I do not agree  
that this is a priority



**GREEN:** This is a  
high priority



**YELLOW:** This is  
somewhat a priority



**BLUE:** This is the most  
important priority





# Next Steps

## The Community Preservation Plan

### December:

- **Collect community input at Public Forums**
- **Collect community input via Priority Survey**

### January 2025:

- **Collect community input via Priority Survey**
- **Incorporate into Draft Community Preservation Plan**
- **Publish Draft Community Preservation Plan, Open Comment Period**

### February 2025

- **Hold Public Hearing with the Community Preservation Committee**

- **Incorporate feedback into final draft of Community Preservation Plan**

### Spring 2025

- **Publish Final Draft of Community Preservation Plan and Application**
- **Advertise Grant Application**
- **Hold public workshops**

### Summer 2025

- **Applications reviewed and scored**
- **Successful applicants contacted**



# Additional Resources

## City Newsletter



Sign up for the  
Community Preservation  
Newsletter





# Additional Resources



Worcester Community Preservation Act webpage:

[http://www.worcesterma.gov/\\_CPP](http://www.worcesterma.gov/_CPP)

Worcester Community Preservation Committee webpage:

<http://www.worcesterma.gov/boards-commissions>

Community Preservation Coalition:

<https://www.communitypreservation.org/>



# Additional Resources



**THANK YOU!**

Contact: [BurmeisterJ@worcesterma.gov](mailto:BurmeisterJ@worcesterma.gov)

